

BURRILLVILLE REDEVELOPMENT AGENCY

MEETING MINUTES

Meeting Place: Town Council Chambers, Town Hall

Meeting Date: August 24, 2004

Meeting Time: 7:00 PM

Members Present:

James A. Langlois, Chairman Cheryl Choquette

Thomas Humphrey Howard Covitz

Jeffrey J. Barr, Vice Chairman

Members Absent:

Staff/Consultants Present:

Timothy Kane, Esq. Scott A. Gibbs, NEEDS

Others Present:

Bob Peloquin, DPNA Roger Bourbonniere, DPNA

Call To Order:

Chairman James Langlois called the meeting to order at 7:20 PM.

Approval of Minutes:

A motion was made by Jeffrey Barr, seconded by Howard Covitz, to approve the July 27, 2004 Meeting Minutes and to keep the minutes of the Executive Session of the same date sealed with the following corrections to the meeting minutes: (1) indicate that Jeffrey Barr is the Vice Chairman; (2) change the meeting date to July 27, 2004; (3) change Pascoag Fire District to Harrisville Fire District; and (4) change the words “respond to” to “accommodate” on line 19 on page 2. The motion was unanimously approved.

Approval of Invoices/Bills:

No invoices/bills were presented for approval.

Citizen Comment:

Bob Peloquin of the Downtown Pascoag Neighborhood Association (“DPNA”) thanked Scott Gibbs for attending the DPNA’s August meeting. Mr. Peloquin indicated that the DPNA voted to accept the draft Request for Proposals and Scope of Services for the Downtown Pascoag Redevelopment study.

Old Business:

1. Update Stillwater Mill - Redevelopment District

Tim Kane explained that the closing with The Community Builders for the Stillwater Heights property should be completed by September 1, 2004.

Scott Gibbs informed the members that the Newport Collaborative has been selected as the architect for the new library project. Gibbs indicated that Mike Wood has invited the BRA to select a representative to participate in the library design committee. Howard Covitz volunteered to be the BRA representative.

Howard Covitz referenced a recent public hearing concerning a new water rate structure for the Harrisville Fire District. Concern was expressed by many of the members regarding the impact of the water connection fees on the BRA's ability to carry-out the Stillwater Mill Redevelopment Plan. It was recommended that a letter be forwarded to the Harrisville Fire District to communicate the BRA's concerns and request feedback from the Harrisville Fire District regarding the kind of concessions they are willing to consider in accommodating projects in the Stillwater Mill Redevelopment District.

Gibbs informed the members that Mike Wood projected that the Town's acquisition of the O'Hara property should be finalized by the end of August, 2004.

2. Downtown Pascoag Redevelopment District

Gibbs referenced the draft Request for Proposals for Consulting Services for the Downtown Pascoag Redevelopment Area. Gibbs provided an anticipated schedule for the planning initiative including selection of a consultant, completion of the study and submission to the Town Council for approval of the plan. Gibbs stated that Mike

Wood had recently indicated to him that the Town is considering the adoption of a “tax stabilization” program and that this property tax incentive initiative may be targeted to redevelopment districts. Consequently, Mr. Wood wanted the BRA to revisit the issue of whether the proposed Pascoag planning initiative should be restricted only to Downtown Pascoag area “A” or should be expanded to include area “B”. After some discussion, it was agreed that the BRA would focus on area “A” but monitor the activities of the Town relative to their efforts to design a tax stabilization program. Chairman Langlois asked Messrs. Peloquin and Bourbonniere on their position regarding the draft RFP and Scope of Services. Mr. Peloquin stated that the DPNA is in support of the RFP and Scope. On a motion by Howard Covitz, seconded by Jeffrey Barr, it was unanimously voted to accept the draft Request for Proposals and Scope of Services and to begin the process of advertising for and securing proposals.

New Business:

1. Discussion and Action on Meeting Stipends

After some discussion, a motion was made by Jeffrey Barr, seconded by Howard Covitz, to accept meeting stipends consistent with other Town agencies and committees and in conformance with Town rules, policies and regulations. The motion was unanimously approved.

General Discussion:

Gibbs informed the members that Mike Wood is currently attempting

to confirm with the Town's insurance company that the members are covered under the Town's liability policy. Howard Covitz suggested that the agenda for future BRA meetings place Downtown Pascoag issues and discussions earlier in the meeting. This suggestion was made as an accommodation to any attendees from the DPNA.

Executive Session:

Pursuant to Rhode Island General Laws 42-46-5(a)5 regarding discussing the acquisition of property, a motion was made by Jeffrey Barr to go into closed session, the motion was seconded by Howard Covitz, with James Langlois, Cheryl Choquette and Thomas Humphrey all voting to support the motion.

No Votes

Adjournment:

On a motion by Howard Covitz, seconded by Jeffrey Barr, a motion to adjourn the meeting was unanimously approved. The meeting adjourned at 8:35 PM.

Minutes approved by:

Michael C. Wood, Secretary Date:

Date filed with Town Clerk: _____